County of Los Angeles
**CHIEF EXECUTIVE OFFICE**
713 KENNETH HAHN HALL OF ADMINISTRATION
LOS ANGELES, CALIFORNIA 90012
(213) 974-1101
http://ceo.lacounty.gov

WILLIAM T FUJIOKA
Chief Executive Officer



August 7, 2007

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS: NEW FIRE STATION 128**
**MITIGATED NEGATIVE DECLARATION**
**SPECS. 6891; C.P. 70966**
**(SUPERVISORIAL DISTRICT 5)**
**(3 VOTES)**

**JOINT RECOMMENDATION WITH THE FIRE CHIEF THAT YOUR BOARD:**

1. Consider the Mitigated Negative Declaration for the New Fire Station 128 together with any comments received during the public review period, find on the basis of the whole record before your Board that there is no substantial evidence that the project with the proposed mitigation measures will have a significant effect on the environment, find that the Mitigated Negative Declaration reflects the independent judgment and analysis of your Board, and adopt the Mitigated Negative Declaration.

2. Adopt the Mitigation Monitoring and Reporting Program contained in the Notice of Determination to ensure compliance with the project changes and conditions.

3. Find that the project will have no adverse effect on wildlife resources by implementing the proposed mitigation measures, and authorize the Department of Public Works to complete and file a Certificate of Fee Exemption for the project.

4. Authorize the Director of Public Works to carry out the project. Delegate authority to the Director to manage and deliver the design and construction of the New Fire Station 128 on behalf of the Consolidated Fire Protection

District; to award and execute consultant agreements, amendments, and supplements related to this project within the same authority and limits delegated to the Director by your Board for County projects; to accept the project; and to release retention upon acceptance.

## PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will ensure compliance with the California Environmental Quality Act (CEQA) process and authorize the Director of Public Works to initiate development of the proposed project.

The proposed project, located at 28450 Whites Canyon Road in Canyon Country, entails the design and construction of a new 9,710-square-foot Fire Station, which consists of a two-bay apparatus room, main office, day room, kitchen, an exercise room, and dormitory quarters for seven personnel. The architectural plan will conform to the Fire District's new station prototype design/construction specifications adopted in 1999 and comply with the Americans with Disabilities Act and the County's policies regarding Civic Art and Sustainable Design.

The attached Mitigated Negative Declaration indicated that the project with the proposed mitigation measures would not have a significant effect on the environment. In accordance with the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, a draft Mitigated Negative Declaration was prepared and circulated for public review and must be approved by your Board prior to the start of construction.

The Mitigation Monitoring and Reporting Program described in the Mitigated Negative Declaration will be incorporated into the construction documents to ensure compliance with project environmental mitigation measures that have been developed to address construction phase issues concerning noise levels and dust control.

We will return to your Board with recommendations for the award of a consultant services agreement for the preparation of architectural plans and specifications, as well as project budget and schedule.

## Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs that we provide Service Excellence (Goal 1) by improving efficiency, quality, and responsiveness of fire protection and emergency medical services. In addition, these actions are consistent with Community Services (Goal 6) by improving the quality of life for residents in the community.

## FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund. The total cost of the project, including construction, equipment, consultant services, and County services, is estimated at $12,000,000, which will be funded by the Fire District Accumulated Capital Outlay Fund.

### Operational Budget Impact

Following construction of the proposed New Fire Station 128, the Fire District anticipates incurring one-time, start-up costs of $150,000 for furniture and other equipment. Ongoing annual operating costs for a three-person engine company and two-person paramedic squad at the proposed New Fire Station 128 are estimated at $2,537,000. Any net increases in ongoing costs of the new station, including utilities, will be absorbed by the Fire District's operating budget following occupancy.

## FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Not applicable.

## ENVIRONMENTAL DOCUMENTATION

In accordance with the provisions of State CEQA Guidelines and the County Environmental Reporting Procedures and Guidelines, an Initial Study and Mitigated Negative Declaration were prepared by the lead agency, the Consolidated Fire Protection District of Los Angeles County, and made available for public comments from June 1 through June 20, 2007. The Initial Study identified potentially significant effects of the project, but prior to the release of the Initial Study and Mitigated Negative Declaration for public review, revisions in the project were made which would avoid or mitigate the effects to a point where clearly no significant effects would occur. All comments and responses were incorporated into the final Mitigated Negative Declaration.

The mitigation measures included in the environmental documents for this project specifically address air quality, hazardous materials, and construction phase concerns, such as noise levels and dust control. Recommended measures to mitigate impacts on these resources include construction procedures that will be incorporated into the construction bid documents. The Initial Study and the project revisions showed that there is no substantial evidence that the project as revised may have a significant effect on the environment. Based on the Initial Study and project revisions, a Mitigated Negative Declaration was prepared for the project.

on the environment. Based on the Initial Study and project revisions, a Mitigated Negative Declaration was prepared for the project.

Therefore, we recommend that your Board adopt the Final Initial Study and Mitigated Negative Declaration document and find that by incorporating the mitigation measures described in the Mitigation Monitoring and Reporting Program, the project will have no significant effect on the environment.

The documents and other materials constituting the record of the proceedings upon which your Board's decision is based in this matter are located at the Fire District. The custodian of such documents and materials is Fire Department Division Chief, Mr. Tim Ottman. A fee must be paid to the State Department of Fish and Game when certain notices required by CEQA are filed with the Registrar-Recorder/County Clerk. The County is exempt from paying this fee when your Board finds that a project will not have an impact on wildlife resources. The Initial Study of Environmental Factors concluded that there will be no adverse effects on wildlife resources. Upon adoption of the Mitigated Negative Declaration by your Board, the Fire Department will file a Certificate of Fee Exemption with the Registrar-Recorder/County Clerk for processing and a Notice of Determination in accordance with the requirements of Section 21152(a) of the California Public Resources Code.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

There will be no impact on current County services or projects during or after construction of the proposed project. Upon completion of the New Fire Station 128, the Fire District will be able to better meet the fire protection and emergency medical needs of the growing constituency in the City of Santa Clarita and surrounding unincorporated areas.

**CONCLUSION**

Please return one adopted copy of this letter to the Department of Public Works (Project Management Division II) and Fire District (Construction and Maintenance Division).

Respectfully submitted,

WILLIAM T FUJIOKA
Chief Executive Officer

P. MICHAEL FREEMAN
Fire Chief

WTF:DLW:PMF
DL:JSE:DJT

Attachment (1)

c: Auditor-Controller
County Counsel
Office of Affirmative Action Compliance
Department of Public Social Services (GAIN/GROW Program)
Department of Public Works

# NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE FIRE STATION 128 PROJECT

**Notice of Intent to Adopt a Mitigated Negative Declaration**

**To:** Responsible Agencies and Interested Parties

**From:** Los Angeles County Consolidated Fire Protection District

**Project Location:** 28450 Whites Canyon Road in unincorporated Santa Clarita Valley

**Proposed Project:** The County of Los Angeles Consolidated Fire Protection District (Fire Department) proposes to construct Fire Station 128 on a vacant, graded parcel located at 28450 Whites Canyon Road within the Shapell (Tract 46018) development in unincorporated Santa Clarita Valley. Fire Station 128 would be located on approximately 1.34 acres (58,370 square feet) and would consist of the construction of one structure. The structure would include a 7,040 square-foot firehouse for general house operations (i.e. administrative, training, and dorm/living area) and an approximately 2,960 square-foot apparatus bay for storage of four vehicles, including a fire engine, a paramedic squad, a reserve patrol, and a reserve squad. Other equipment on-site would include a 200-kilowatt (kw) emergency generator, and one above-ground storage facility containing 1,500 gallons of diesel fuel for the refueling of fire department apparatus, 950 gallons of diesel fuel for the emergency generator and 500 gallons of unleaded fuel for the refueling of fire department apparatus. At completion, the fire station will provide an improved level of fire protection, emergency medical, and other life safety services to the adjacent communities.

**Public Comment Review Period:** The Fire Department has prepared an Initial Study in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential for environmental impacts associated with implementation of the proposed project. The Fire Department finds no potentially significant impacts associated with the issues assessed in the Initial Study, thus the proposed project would not have a significant impact on the environment and does not require the preparation of an Environmental Impact Report. Furthermore, potential impacts related to construction noise would be less than significant with implementation of recommended mitigation measures. Therefore, a Mitigated Negative Declaration as defined by CEQA can be adopted for the proposed project.

Copies of the Initial Study and supporting technical information are available for review at the following locations:

Valencia Library
23743 W. Valencia Boulevard
Santa Clarita, CA 91355-2191

Canyon Country Joanne Darcy Library
18601 Soledad Canyon Road
Santa Clarita, CA 91351-3721

**Public Comment Review Period:** The 20-day public review period for the Initial Study/Mitigated Negative Declaration will begin on June 1, 2007 and end on June 20, 2007. Please submit your comments to the following address:

Los Angeles County Fire Department
Construction & Maintenance Division
1320 N. Eastern Avenue
Los Angeles, CA 90063-3294
Attn: Tim Ottman

The Board of Supervisors hearing to adopt the Initial Study/Mitigated Negative Declaration is scheduled for Tuesday, July 17, 2007 at 9:30 am at the Kenneth Hahn Hall of Administration located on 500 W. Temple Street Los Angeles, CA 90012.

| STAFF USE ONLY<br>PROJECT NUMBER (S): |
|---|
| |
| |
| |

## INITIAL STUDY QUESTIONNAIRE

### A. GENERAL INFORMATION

Project Applicant (Owner):
*Tim Ottman c/o Los Angeles County Consolidated Fire Protection District*
Name
*1320 North Eastern Avenue*
Address
*Los Angeles, CA 90063-3294*

*(323) 881-6122*
Phone Number

Project Representative:
*N/A*

Phone Number

1a. Project description:

*The County of Los Angeles Consolidated Fire Protection District (Fire Department) proposes to construct Fire Station 128 on a parcel located at 28450 Whites Canyon Road within the Shapell (Tract 46018) development in unincorporated Santa Clarita Valley.*

*Fire station 128 would be located on approximately 1.34 acres (58,370 square feet) and would consist of the construction of one structure. The structure would include a 7,040 square- foot firehouse for general house operations (i.e. administrative, training, and dorm/living area) and an approximately 2,960 square-foot apparatus bay for storage of four vehicles, including a fire engine, a paramedic squad, a reserve patrol, and a reserve squad. Other equipment on-site would include a 200-kilowatt (kw) emergency generator, and one above-ground storage facility containing 1,500 gallons of diesel fuel for the refueling of fire department apparatus, 950 gallons of diesel fuel for the emergency generator and 500 gallons of unleaded fuel for the refueling of fire department apparatus. The firehouse would maintain an external public address system, which would be turned off from 1700 hours to 0800 hours.*

*At full staffing, the station would employ a maximum of seven (7) firefighters with fourteen (14) firefighters on site during shift change. Initial staffing would consist of three (3) firefighters with six (6) firefighters on site during shift change. Full staffing would occur as deemed necessary by the fire department. Approximately 16 to 22 parking spaces, including one handicap and two for visitors, would be provided on-site. Access to the site would be provided via two driveways along Whites Canyon Road. An existing traffic signal located at the fire station's emergency egress driveway would provide for controlled access onto Whites Canyon Road during emergency responses. The exterior design of the fire station would be integrated into the overall design of the proposed master-planned Shapell community and adjacent communities. Construction of the fire station would commence in the summer of 2009 and the station would be operational by the winter of 2010.*

*When complete, the fire station will provide for an improved level of fire protection, emergency medical, and other life safety services for the existing developments within the fire station's primary response district, and it*

*will add to the resources available for other requests for services throughout the Department's jurisdiction. The Los Angeles County Fire Department's goal, when areas have transitioned from rural to urbanized, is to arrive on the scene of an emergency call within five minutes from the time of dispatch. This new station is a strategic part of this goal.*

1b. Permit/Approval sought: *The Fire Department will obtain all required approvals for the construction of the station and site improvement: Los Angeles County Building and Safety (plan check), Los Angeles County Regional Planning (site plan), Los Angeles County Fire Department Prevention Bureau (VHFHSZ), Regional Water Quality Control Board (NPDES, fueling station), Air Quality Management District (fueling station), Los Angeles County Health Department, Los Angeles County Land Development Department*

2. Location of project: *The project site is regionally located east of Interstate 5, north of Antelope Valley Freeway, and north of the Santa Clarita River within unincorporated Santa Clarita Valley, Los Angeles County. Regional access to the site is provided by Interstate 5, located approximately 10 miles southwest of the site and Antelope Valley Freeway located approximately 2.5 miles to the east. The project site is located within the context of the developing Shapell (Tract 46018) master-planned community. A previously graded 13.04-acre lot zoned for residential uses occurs to the immediate north, natural hillside associated with Plum Canyon exists to the east, a sliver-sized graded lot occurs to the south, and a residential community associated with the Shapell development is located to the west. Access to the site is provided by two proposed driveways on the east side of Whites Canyon Road, south of Heller Circle. The project site itself is graded and vacant.*

3a. Present zoning: *RPD-5000-20U*

3b. Countywide General Plan designation: *Urban 3 (6.1 to 12.0 du/ac)*

3c. Community Plan Land Use designation: *Santa Clarita Valley Area Plan*

4a. Present use of site: *Vacant and previously graded*

4b. Previous use of site or structures: *Vacant, undeveloped land*

5. Please list all previous cases (if any) related to this project:
*A Lot Line Adjustment (LLA) and Certificates of Compliance Nos. 03-482, 03-483, 04-484 and 03-485 for the proposed fire station were recorded on March 6, 2004 (Case No. 101,139).*

6. Other related permit/approvals required. Specify type and granting agency:

*Grading/Building permits*

7. Are you planning future phases of this project? Yes ☐ No ☒ If yes, explain:

8. Project area:

Total area: *Approximately 1.34 acres for the fire station*

Covered by structures, paving: *Approximately 1.2 acres (90 percent)*

Landscaping, open space: *Approximately 0.14 acres (10 percent)*

9. Number of floors: *One (1)*

10. Water and sewer service:
*Water service would be provided to the project site by the Santa Clarita Water Division (SCWD) of the Castaic Lake Water Agency (CLWA), and sewer service would be provided to the site by the Sanitation Districts of Los Angeles County.*

| | Domestic Water | | Public Sewers | |
|---|---|---|---|---|
| Does service exist at the site? | ☒ Yes | ☐ No | ☒ Yes | ☐ No |
| If yes, do purveyors have capacity to meet demand of project and all other approved projects? | ☒ Yes | ☐ No | ☒ Yes | ☐ No |

If domestic water or public sewers are not available, how will these services be provided?

**Residential projects:**

11. Number and type of units: *Not applicable*

12. Schools: *Not applicable*

What school district (s) serves the property? *Sulphur Springs School District (SSSD), Saugus Union School District (SUSD), and William S. Hart Union High School District (HUHSD)*

Are existing school facilities adequate to meet project needs? *No school services will be required for the project.*

If not, what provisions will be made for additional classrooms?

**Non-Residential projects:**

13. Distance to nearest residential use or sensitive use (school, hospital, etc.):

*Natural hillside associated with Plum Canyon occurs to the immediate east of the site, graded lots zoned for residential uses occur to the north, and a residential community associated with the master planned community Tract 46018 occurs to the immediate west. No schools or hospitals are in the immediate vicinity of the project site.*

*14.* Number and floor area of buildings:

*One (1) 7,040 square foot fire house building plus a 2,960 square foot apparatus bay.*

15a. Number of employees and shifts:

*Full Staffing - Seven (7) personnel twenty-four (24) hours per day seven (7) days per week.*
*Initial Staffing - Three (3) personnel twenty- four (24) hours per day seven (7) days per week*

15b. Maximum employees per shift:

*Seven (7) 24-hour firefighters per day, seven days per week.*

16. Operating hours: *Operating hours would be consistent with typical fire department hours of operation (e.g., twenty-four hours a day, seven days a week).*

17. Identify any:

| | |
|---|---|
| End products: | *Not applicable.* |
| Waste products: | *Typical of fire station use, such as waste associated with equipment maintenance, cleaning agents, and household waste.* |
| Means of disposal: | *Waste generated from the project site would be picked up by a hauler and ultimately disposed of at a landfill.* |

18. Do project operations use, store or produce hazardous substances such as oil, pesticides, chemicals, paints, or radioactive materials? ☒ Yes ☐ No If yes, explain:

*Operation of the fire station would involve the permitted use and storage of diesel fuel and unleaded gasoline for the refueling of fire department apparatus and the emergency diesel generator. Two five (5) gallon containers will be used for the refueling of household gardening equipment. Engine oils for maintenance of the fire station apparatus and general household cleaning agents, and limited quantities of pesticides for landscaping.*

19. Do your operations require any pressurized tanks? ☐ Yes ☒ No If yes, explain:

20. Identify any flammable, reactive or explosive materials to be located on-site: *The permanent fire station would include a 200-kilowatt (kw) emergency generator, and one above-ground storage facility containing 1,500 gallons of diesel fuel for the refueling of fire department apparatus, 950 gallons of diesel fuel for the emergency generator and 500 gallons of unleaded fuel for the refueling of fire department apparatus. The tanks would be installed and maintained in accordance with manufacturers' specifications and in compliance with applicable standards and regulations. In addition, the fuel would be used and stored in accordance with federal, state and local regulations.*

21. Will delivery or shipment trucks travel through residential areas to reach the nearest highway? ☐ Yes ☒ No
If yes, explain:

## B. ENVIRONMENTAL INFORMATION

1. Environmental Setting -- Project Site

a. Existing use/structures: *The site is currently vacant and has been graded in accordance with previous permits and approvals for the Tract 46018 development issued by the County of Los Angeles.*

b. Topography/slopes: *The topography of the project site is relatively level due to prior grading activities.*

*c. Vegetation: *Given the graded condition of the site, no natural vegetation occurs on-site.*

*d. Animals: *The project site is graded, and therefore, lacks habitat for wildlife, including sensitive and/or special status animal species.*

*e. Watercourses: *No natural waterways or waterbodies exist on-site. The closest natural drainage feature is unnamed blueline drainage tributary to Santa Clarita River located approximately 0.75 mile east of the site.*

f. Cultural/historical resources: *The project site was previously graded in accordance with prior permits and approvals; therefore, the discovery of cultural resources is not anticipated. However, in the unlikely event that cultural/historical resources are discovered, they would be treated in accordance with Federal, State, and local regulations and guidelines for disclosure, recovery, relocation, and preservation, as appropriate including CEQA Guidelines Section 15064.5(a-f).*

g. Other:

2. Environmental Setting -- Surrounding Area

a. Existing use/structures: *The general vicinity of the site is characterized by existing or planned development in an urbanizing environment. The project site is located within the boundary of the developing master planned Shapell community. The project site is bound to the west by residential land uses and to the north and south by graded lots proposed for residential uses. The natural hillside of Plum Canyon exists to the east. Outlying areas are developed with residential communities in all directions. Building design and landscaping for the proposed project would be consistent with the character of the surrounding Shapell community.*

b. Topography/slopes: *The topography of the project site and immediately surrounding areas to the north, south, and west are relatively flat due to prior grading activities, while the areas to the east consist of natural hillside associated with Plum Canyon.*

*c. Vegetation: *The developed residential community to the west contains ornamental vegetation, while the graded lots to the north and south are barren and lacking of vegetation. The hillside to the east contains low to moderate quality coastal sage scrub.*

*d. Animals: *Common animal species are likely present in the naturalized hillside to the east. However, the developed areas to the west and graded lot to the north and south generally lack habitat supportive of animals.*

*e. Watercourses: *No natural waterways or waterbodies exist in the immediate vicinity of the project site. The closest natural drainage feature is unnamed blueline drainage tributary to Santa Clarita River located approximately 0.75 mile east of the site.*

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* Answers are not required if the area does not contain natural, undeveloped land.

f. Cultural/historical resources: *No known cultural/historical resources exist within the project vicinity, though the potential for cultural/historical resources may exist in the natural hills of Plum Canyon located east of the project and off-site. However, the proposed project would not impact the hillside to the east nor any cultural resources that might exist within that area. Areas to the immediate north, south, and west of the project site are either graded for development or already developed and therefore do not contain cultural resources.*

g. Other:

3. Are there any major trees on the site, including oak trees? ☐ Yes ☒ No If yes, type and number:

4. Will any natural watercourses, surface flow patterns, etc., be changed through project development?
☐ Yes ☒ No If yes, explain:

5. Grading: Will the project require grading? ☒ Yes ☐ No If yes, how many cubic yards?
*The project site was previously graded in accordance with prior permits and approvals. The adjacent Shapell development located in Tract 46018 will provide 4,000 cubic yards of soil for the balancing of the site. The imported soil will be compacted in place during the fine grading phase of project under the direction of the project Soils Engineer.*

Will it be balanced on site? ☐ Yes ☒ No If not balanced, where will dirt be obtained or deposited?
*4,000 cubic yards of soil will be imported to the site from the adjacent grading operation within Tract 46018. The import is covered under an existing grading permit issued by the Los Angeles County Land Development Division.*

6. Are there any identifiable landslides or other major geologic hazards on the property (including uncompacted fill)?
☐ Yes ☒ No If yes, explain:
*The site has been previously graded in accordance with prior permits and approvals.*

7. Is the property located within a high fire hazard area (hillsides with moderately dense vegetation)? ☒ Yes ☐ No
Distance to nearest fire station: *Approximately 3.4 miles to Fire Station 107.*

8. Noise:
Existing noise sources at site: *None - no noise is currently produced on the site as no uses are present.*
Noise to be generated by project: *Temporary construction noise and vehicular traffic noise and limited noise from sirens and external public address system associated with emergency response.*

9. Fumes:
Odors generated by project: *Onsite apparatus and the emergency generator exhaust would have no effect on off-site areas. The refueling station would meet all state and federal standards and not have an effect on off-site areas.*
Could toxic fumes be generated? *No*

10. What energy-conserving designs or material will be used?

* Answers are not required if the area does not contain natural, undeveloped land.

Could toxic fumes be generated? *No*

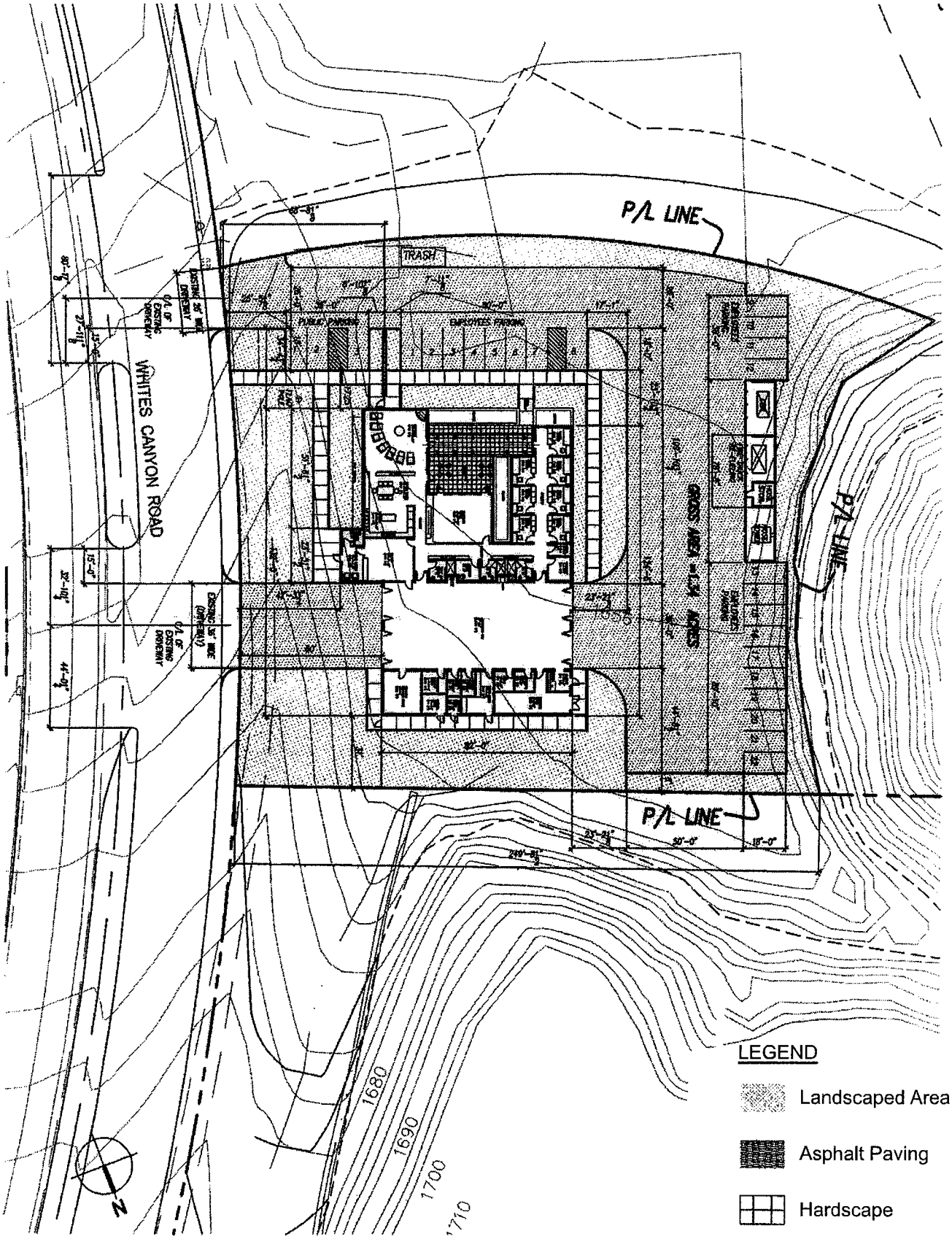
10. What energy-conserving designs or material will be used?

*The project will comply with the energy conservation standards required by Title 24, Part 6, of the California Code of Regulations and be LEED certified.*

**CERTIFICATION: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.**

**Signature** Tim Ottman **Date** 2/26/07

**For:**

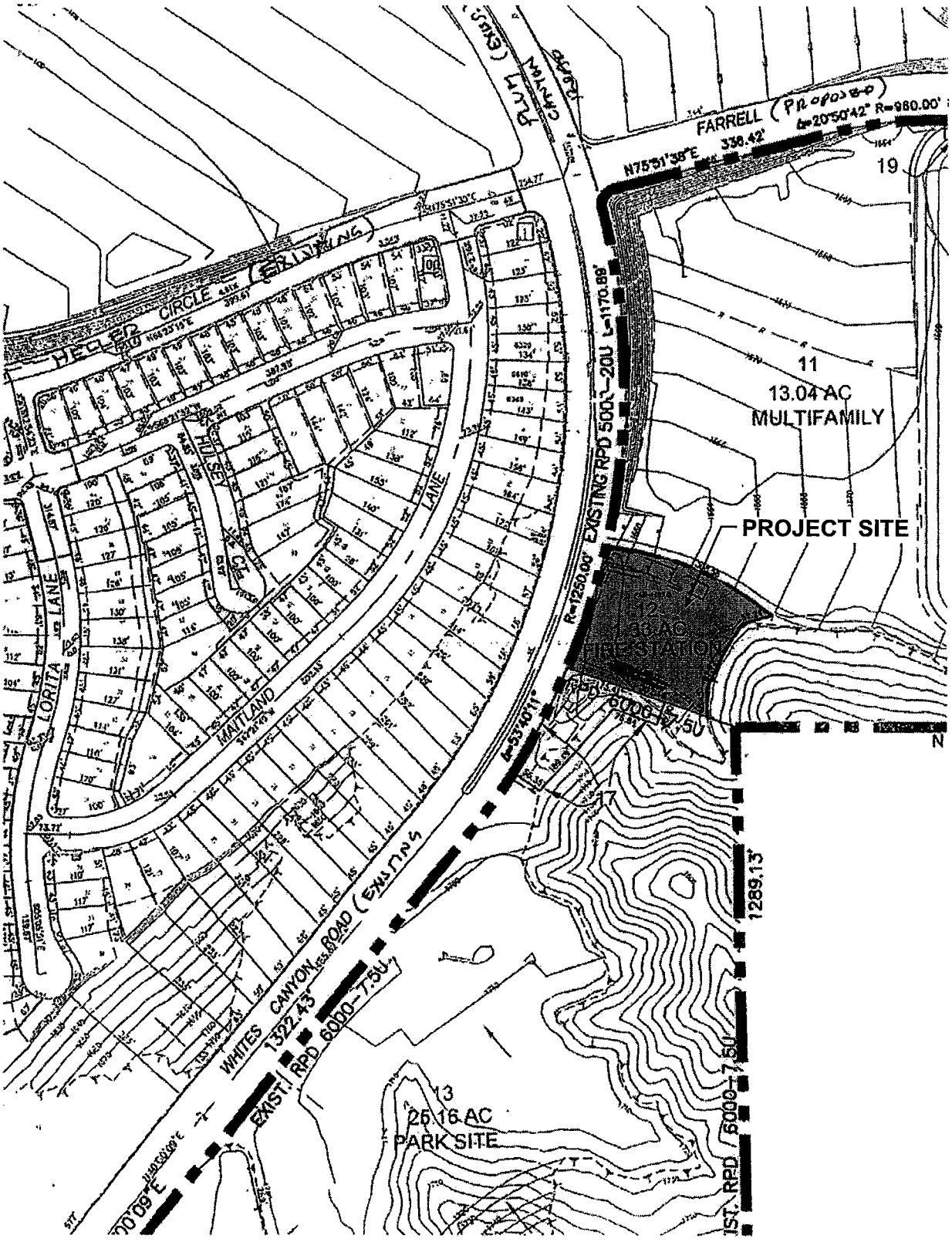



PCR

0 120 240 Feet

Figure 1
**Conceptual Site Plan**

Source: PCR Services Corporation, 2006.

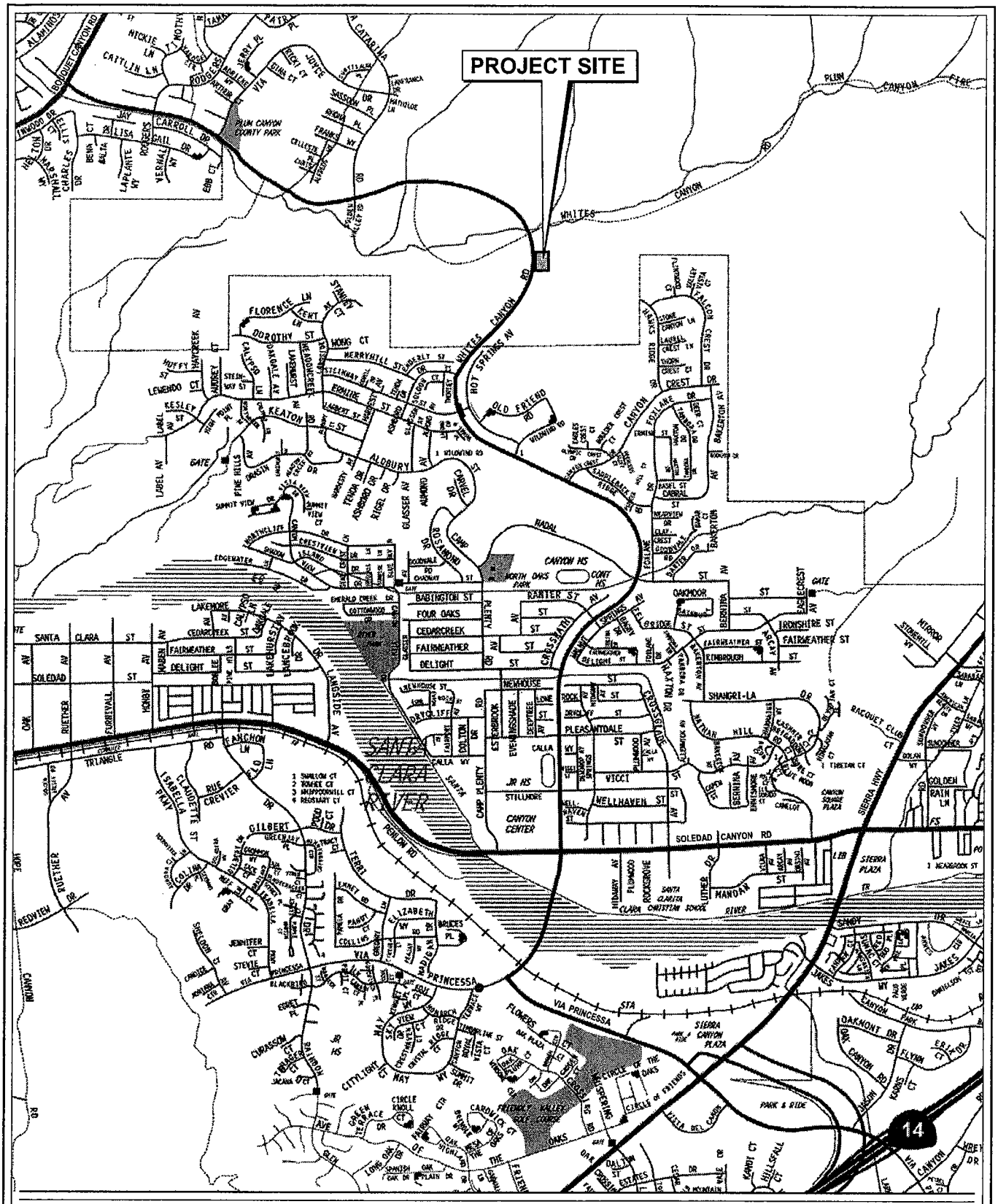



PCR

No scale

Figure 2
Fire Station Lot

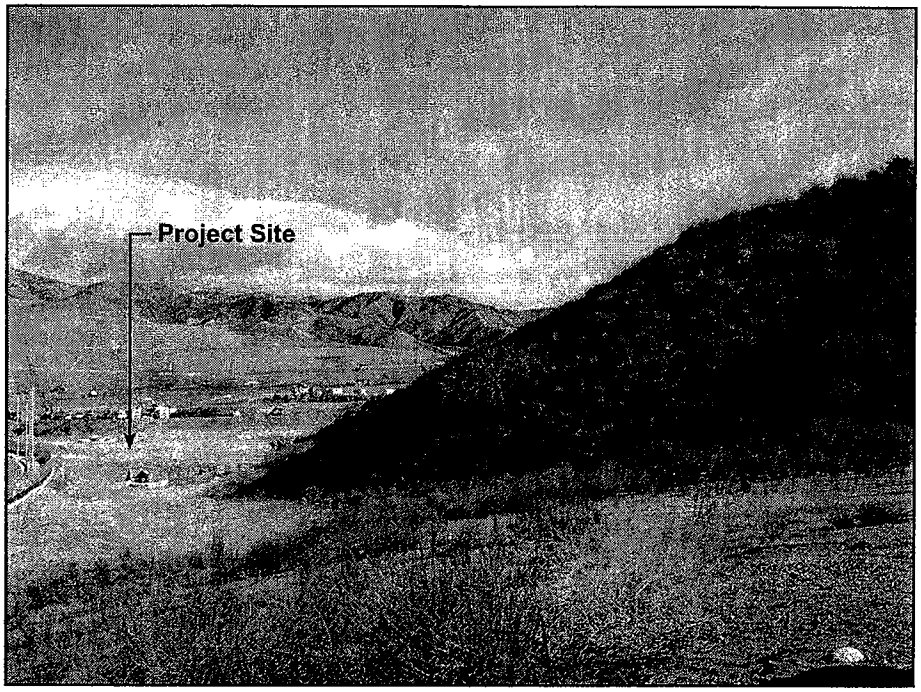
Source: PCR Services Corporation, 2006.



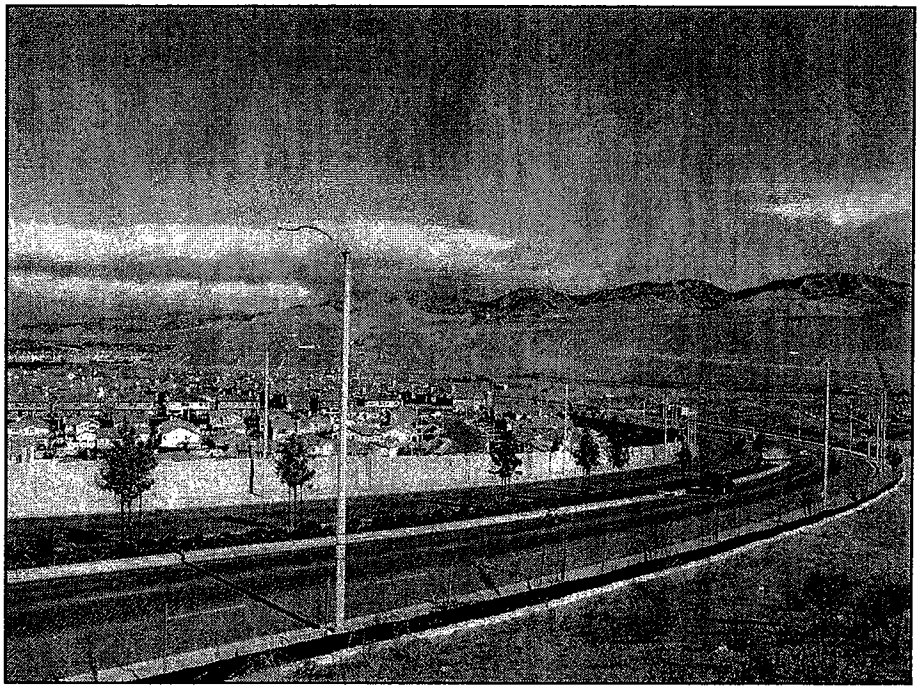

PCR

Figure 3
**Vicinity Map**

Source: PCR Services Corporation, 2007.




Photograph 1: Project Site looking northeast.

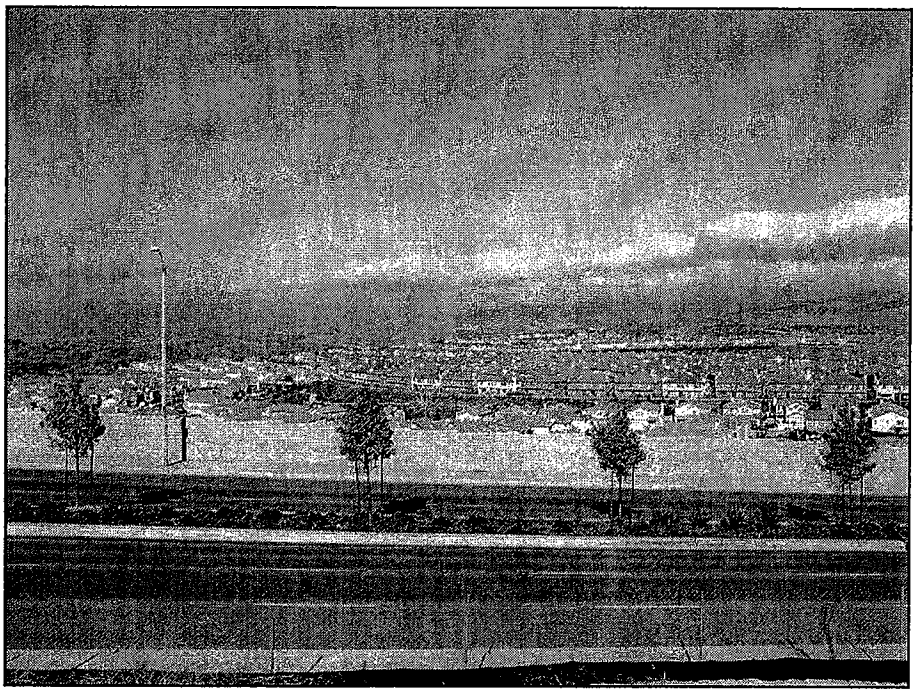


Photograph 2: Residential Community and graded hillside northwest of the project site.

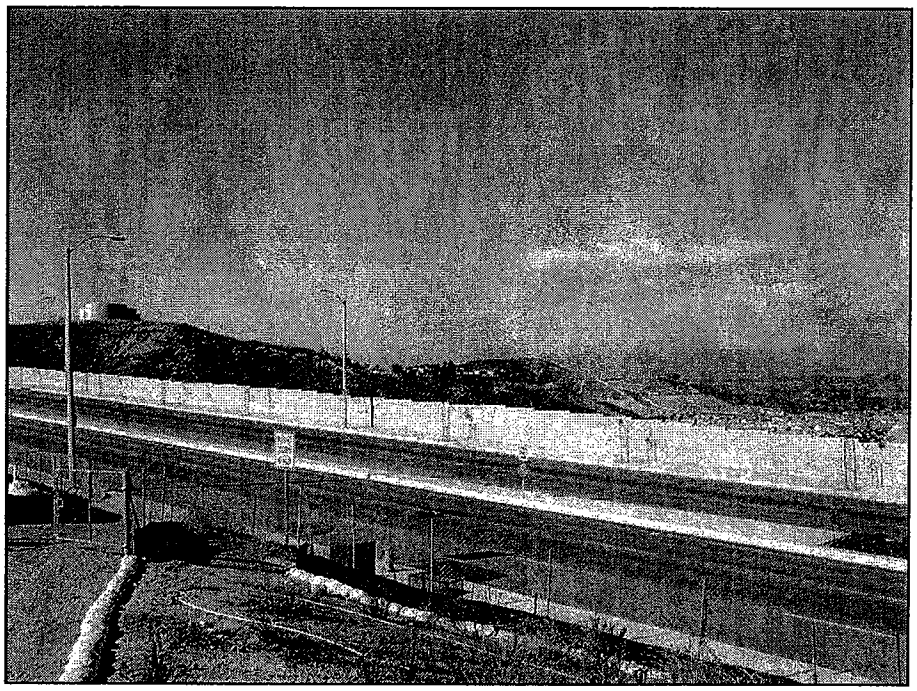
PCR

Figure 4
Site Photographs

Source: PCR Services Corporation, 2006.



Photograph 3: Residential community west of the project site.



Photograph 4: Whites Canyon Road looking southwest from project site.

PCR

Figure 5
**Site Photographs**

Source: PCR Services Corporation, 2006.

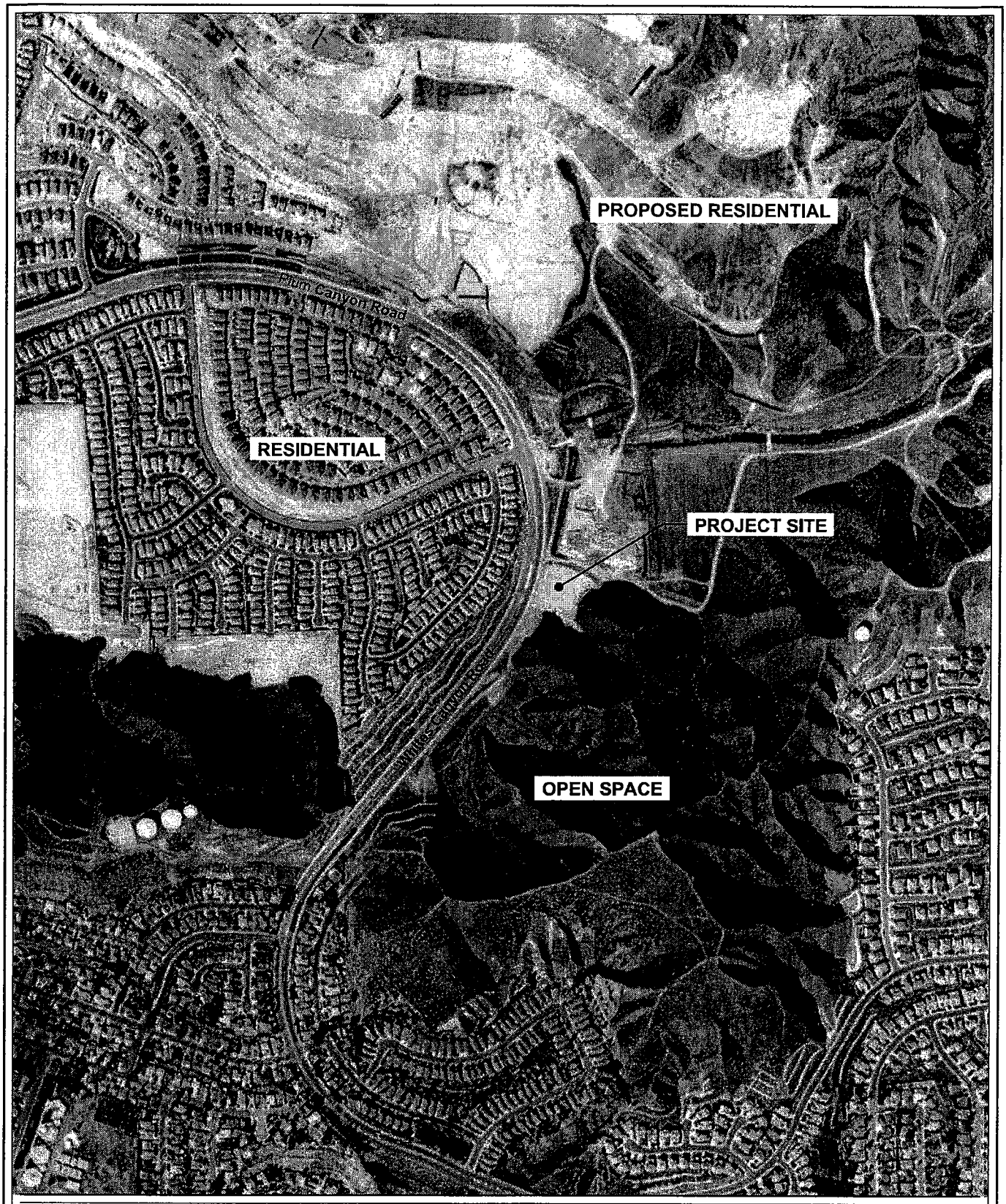



Figure 6
Surrounding Land Use Map

Source: PCR Services Corporation, 2007.

STAFF USE ONLY

PROJECT NUMBER: _____

CASES: _____

_____

_____

# * * * * INITIAL STUDY * * * *

# LOS ANGELES COUNTY
# CONSOLIDATED FIRE PROTECTION DISTRICT

GENERAL INFORMATION

**L.A. Map Date:** _____ **Staff Member:** _____

**Thomas Guide:** *4461-G6* **USGS Quad:** *Mint Canyon*

**Location:** *28450 Whites Canyon Road, Santa Clarita Valley*

**Description of Project:**

*The County of Los Angeles Consolidated Fire Protection District (Fire Department) proposes to construct Fire Station 128 on a parcel located at 28450 Whites Canyon Road within the Shapell (Tract 46018) in unincorporated Santa Clarita Valley.*

*Fire Station 128 would be located on approximately 1.34 acres (58,370 square feet) and would consist of the construction of one structure. The structure would include a 7,040 square foot firehouse for general house operations (i.e. administrative, training, and dorm/living area) and an approximately 2,960 square foot apparatus bay for storage of four vehicles, including a fire engine, a paramedic squad, a reserve patrol, and a reserve squad. Other equipment on-site would include a 200-kilowatt (kw) emergency generator and one above-ground storage facility containing 1,500 gallons of diesel fuel for the refueling of fire department apparatus, 950 gallons of diesel fuel for the emergency generator and 500 gallons of unleaded fuel for the refueling of fire department apparatus. The firehouse would maintain an external public address system, which would be turned off from 1700 hours to 0800 hours.*

*At full staffing, the station would employ a maximum of seven (7) firefighters with fourteen (14) firefighters on-site during shift change. Initial staffing would consist of three (3) firefighters with six (6) firefighters on-site during shift change. Full staffing would occur as deemed necessary by the fire department. Approximately 16 to 22 parking spaces, including one handicap and two for visitors, would be provided on-site. Access to the site would be provided via two driveways along Whites Canyon Road. An existing traffic signal located at the fire station's emergency egress driveway would provide for controlled access onto Whites Canyon Road during emergency responses. The exterior design of the fire station would be integrated into the overall design of the proposed master-planned Shapell community and adjacent communities. Construction of the fire station would commence in the summer of 2009 and would be operational by the winter of 2010.*

*When complete, the fire station will provide for an improved level of fire protection, emergency medical and other life safety services for the existing developments within the fire station's primary response district, and it will add to the resources available for other requests for services throughout the Department's jurisdiction. The Los Angeles County Fire Department's goal, when areas have transitioned from rural to urbanized, is to arrive on the scene of an emergency call within five minutes from the time of dispatch. This new station is a strategic part of this goal.*

**Gross Acres:** *1.34 acres*

**Environmental Setting:**

*The project site is regionally located east of Interstate 5, north of the Antelope Valley Freeway, and north of the Santa Clarita River within unincorporated Santa Clarita Valley in Los Angeles County. Regional access to the site is provided by Interstate 5, located approximately 10 miles southwest of the site and the Antelope Valley Freeway located approximately 2.5 miles to the east. The project site is located within the context of the developing Shapell (Tract 46018) master-planned community. A previously graded 13.04-acre lot zoned for residential uses occurs to the immediate north, a natural hillside associated with Plum Canyon exists to the east, a small graded lot and Plum Canyon occur to the south, and a residential community associated with the Shapell development is located to the west. Access to the site is provided by two proposed driveways on the east side of Whites Canyon Road, south of Heller Circle. The project site itself is graded and vacant, and all utilities have been installed.*

**Zoning:** *RPD-5000-20U*

**General Plan:** *Urban 3 (6.1 to 12.0 du/ac)*

**Community/Area wide Plan:** *Santa Clarita Valley Area Plan*

**Major projects in area:**

| PROJECT NUMBER | DESCRIPTION & STATUS |
|---|---|
| TR 06099/ZC/CUP04-124 | 44 SF lots on 12 acres located at the southwesterly of Whites Canyon Road at the terminus of Houston Court. |
| (RV) TR46018 | Shappel Project Revised Map<br>4 SF lots and 668 MF units and a 25 ac park<br>Terminus of Whites Canyon Road |
| TR 52763/Project 00-187 | West of Whites Canyon Road in the vicinity of Lorita Lane<br>11 SF lots on 9 acres |
| TR060990/Project 04-075 | Skyline Ranch Project<br>East of the extension of Whites Canyon Road<br>1,325 SF, 1 SCH, 1PK, on 2,196 AC |
| | |
| | |

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

## REVIEWING AGENCIES

**Responsible Agencies**

- ☐ None
- ☒ Regional Water Quality Control Board
  - ☒ Los Angeles Region
  - ☐ Lahontan Region
- ☐ Coastal Commission
- ☐ Army Corps of Engineers
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐

**Trustee Agencies**

- ☒ None
- ☐ State Fish and Game
- ☐ State Parks
- ☐

**Special Reviewing Agencies**

- ☒ None
- ☐ Santa Monica Mountains Conservancy
- ☐ National Parks
- ☐ National Forest
- ☐ Edwards Air Force Base
- ☐ Resource Conservation District of Santa Monica Mtns. Area
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐

**Regional Significance**

- ☒ None
- ☐ SCAG Criteria
- ☐ Air Quality
- ☐ Water Resources
- ☐ Santa Monica Mtns. Area
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐

**County Reviewing Agencies**

- ☐ Subdivision Committee
- ☐ DPW:
- ☐ Health Services:
- ☐

| IMPACT ANALYSIS MATRIX | | ANALYSIS SUMMARY (See individual pages for details) | | | | |
|---|---|---|---|---|---|---|
| | | | Less than Significant Impact/No Impact | | | |
| | | | | Less than Significant Impact with Project Mitigation | | |
| | | | | | Potentially Significant Impact | |
| **CATEGORY** | **FACTOR** | Pg | | | | Potential Concern |
| HAZARDS | 1. Geotechnical | 5 | ☒ | ☐ | ☐ | |
| | 2. Flood | 6 | ☒ | ☐ | ☐ | |
| | 3. Fire | 7 | ☒ | ☐ | ☐ | |
| | 4. Noise | 8 | ☐ | ☒ | ☐ | Increased noise levels during construction. |
| RESOURCES | 1. Water Quality | 9 | ☒ | ☐ | ☐ | |
| | 2. Air Quality | 10 | ☒ | ☐ | ☐ | |
| | 3. Biota | 11 | ☒ | ☐ | ☐ | |
| | 4. Cultural Resources | 12 | ☒ | ☐ | ☐ | |
| | 5. Mineral Resources | 13 | ☒ | ☐ | ☐ | |
| | 6. Agriculture Resources | 14 | ☒ | ☐ | ☐ | |
| | 7. Visual Qualities | 15 | ☒ | ☐ | ☐ | |
| SERVICES | 1. Traffic/Access | 16 | ☒ | ☐ | ☐ | |
| | 2. Sewage Disposal | 17 | ☒ | ☐ | ☐ | |
| | 3. Education | 18 | ☒ | ☐ | ☐ | |
| | 4. Fire/Sheriff | 19 | ☒ | ☐ | ☐ | |
| | 5. Utilities | 20 | ☒ | ☐ | ☐ | |
| OTHER | 1. General | 21 | ☒ | ☐ | ☐ | |
| | 2. Environmental Safety | 22 | ☒ | ☐ | ☐ | |
| | 3. Land Use | 23 | ☒ | ☐ | ☐ | |
| | 4. Pop/Hous./Emp./Rec. | 24 | ☒ | ☐ | ☐ | |
| | 5. Mandatory Findings | 25 | ☐ | ☒ | ☐ | |

## DEVELOPMENT MONITORING SYSTEM (DMS)

As required by the Los Angeles County General Plan, DMS* shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

1. Development Policy Map Designation: *Urban Expansion (3)*
2. ☒ Yes ☐ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
3. ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

**If both of the above questions are answered "yes", the project is subject to a County DMS analysis.**

☐ Check if DMS printout generated (attached)

Date of printout: _____

☐ Check if DMS overview worksheet completed (attached)

EIRs and/or staff reports shall utilize the most current DMS information available.

**Environmental Finding:**

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

☐ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

☒ MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

☐ ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: Ross Pistone Date: 2-26-07

Approved by: Tim Ottman Date: 2-26-07

☐ Determination appealed – see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

## HAZARDS - 1. Geotechnical

**SETTING/IMPACTS**

| | Yes | No | Maybe | |
|---|---|---|---|---|
| a. | ☐ | ☒ | ☐ | Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?<br>*The project site is not located in an active or potentially active fault zone, Seismic Hazard zone, or Alquist-Priolo Earthquake Fault Zone as mapped by the California Geological Survey.* |
| b. | ☐ | ☒ | ☐ | Is the project site located in an area containing a major landslide(s)?<br>*The site has been graded in conformance with prior permits and approvals. No landslides exist on-site. Therefore, the proposed project would not expose people or structures to landslides.* |
| c. | ☐ | ☒ | ☐ | Is the project site located in an area having high slope instability?<br>*The topography of the project site is relatively flat due to previous grading activities and no steep or unstable slopes are present in the immediate project vicinity. Mildly sloping hillside occurs to the south and east of the site; however, approximately 4,000 cubic yards of soil will be imported for further balancing on-site. Furthermore, the project would conform with standard setbacks from ascending and descending slopes provided in Section 1806.4 of the 1996 Los Angeles County Uniform Building Code.* |
| d. | ☐ | ☒ | ☐ | Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?<br>*All necessary site-stabilizing earthwork was performed in conformance with the Los Angeles County Grading Ordinance under the prior grading permit. Therefore, the project site is not subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction.* |
| e. | ☐ | ☒ | ☐ | Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?<br>*The project site is not located in close proximity to a significant geotechnical hazard. In addition, the proposed project consists of the construction and operation of a fire station. No sensitive uses (school, hospital, public assembly site) are proposed for development.* |
| f. | ☐ | ☒ | ☐ | Will the project entail substantial grading and/or alteration of topography including slopes of over 25%?<br>*The topography of the project site is relatively flat due to previously approved grading activities. While the project would require grading with minimal earthwork to further balance the site, no alteration of topography including slopes of over 25% would be required.* |
| g. | ☐ | ☒ | ☐ | Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?<br>*The project was previously graded in accordance with previous permits and approvals and thus complied with all applicable State and County building and safety guidelines, restrictions, and permit requirements. Any expansive soils were removed as specified in the geotechnical report with oversight by the Project Engineering Geologist or Geotechnical Engineer. Therefore, no expansive soils exist on-site.* |

h. ☐ ☒ ☐ Other factors?

**STANDARD CODE REQUIREMENTS**

☐ Building Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70

☐ **MITIGATION MEASURES /** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Approval of Geotechnical Report by DPW

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

## HAZARDS - 2. Flood

**SETTING/IMPACTS**

| | Yes | No | Maybe | |
|---|---|---|---|---|
| a. | ☐ | ☒ | ☐ | Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?<br>*The proposed project is located in Section 8 Township 4 North, Range 15 West of the Mint Canyon United States Geological Survey (USGS) 7.5-minute topographic map. No drainage courses, blue line or otherwise as identified on the Mint Canyon quad map, run through the project site. The closest natural drainage feature is an unnamed blue line drainage tributary to Santa Clarita River located approximately 0.75 mile east of the site* |
| b. | ☐ | ☒ | ☐ | Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?<br>*The project site is not located within nor does it contain a floodway, floodplain, or designated flood hazard zone, as identified on the Flood Insurance Rate Map (FIRM) (Panel No. 060729 0365C).* |
| c. | ☐ | ☒ | ☐ | Is the project site located in or subject to high mudflow conditions?<br>*Mudflows are the downslope movement of soil and/or rock under the influence of gravity. Mudflow and landslide processes are influenced by factors, such as, thickness of soil or fill over bedrock, steepness and height of slope, physical properties of the fill, soil or bedrock materials and moisture content. The project site is relatively flat and was previously graded in accordance with prior grading permits. Therefore, no mudflow conditions exist on-site.* |
| d. | ☐ | ☒ | ☐ | Could the project contribute or be subject to high erosion and debris deposition from run-off?<br>*The proposed project has been graded in accordance with prior permits; therefore, no major ground disturbing activity that could result in high erosion and debris deposition would occur on-site. While approximately 4,000 cubic yards of soil will be imported for further balancing on-site, project construction would comply with State Water Resources Control Boards' (SWRCB) National Pollutant Discharge Elimination System (NPDES) General Construction Permit, which requires development of and compliance with a Stormwater Pollution Prevention Plan (SWPPP) for projects of 1-acre or more in size. Additional BMPs would be designed and installed for the operational phase of the project to comply with the NPDES General Permit and the County of Los Angeles' Standard Urban Stormwater Mitigation Plan (SUSMP) to reduce the discharge of polluted runoff from the site. Operation-phase BMPs may include screened or walled trash container areas, stenciling of on-site storm drain inlets, covered, properly drained loading dock areas, and infiltration and treatment systems in parking areas to prevent pollutant runoff. The final selection of BMPs would be completed through coordination with the County of Los Angeles. Thus, the proposed project would not contribute or be subject to high erosion or debris deposition from runoff.* |

e. ☐ ☒ ☐ Would the project substantially alter the existing drainage pattern of the site or area?

*The proposed project site was previously graded, and no natural streamcourse occurs on-site. Surface water runoff on-site sheetflows west into the storm drain system located within Whites Canyon Road. This drainage pattern would be retained with development of the project and appropriate drainage improvements would be made on-site to contain and direct stormwater flows to the local storm drain system. Since the site would be entirely developed, paved, or landscaped, the potential for erosion or siltation would be minimal. Additionally, project construction would comply with applicable NPDES and County requirements, as discussed including those regarding preparation of a SWPPP and SUSMP. Therefore, no impacts associated with alterations to existing drainage patterns would occur with project implementation.*

f. ☐ ☒ ☐ Other factors (e.g., dam failure)?

*The site is not located within a dam inundation area as mapped by the California Department of Water Resources. Therefore, no potential for dam inundation exists on-site.*

**STANDARD CODE REQUIREMENTS**

☒ Building Ordinance No. 2225 – Section 308A ☐ Ordinance No. 12,114 (Floodways)

☒ Approval of Drainage Concept by DPW

☒ **MITIGATION MEASURES /** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

## HAZARDS – 3. Fire

### SETTING/IMPACTS

| | Yes | No | Maybe | |
|---|---|---|---|---|
| a. | ☒ | ☐ | ☐ | Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?<br>*The project is located within a Fire Zone 4, or Very High Fire Hazard Severity Zone (VHFHSZ), as designated by the County of Los Angeles Fire Department. In accordance with the wildfire prevention requirements set forth in the Los Angeles County Fire Code for VHFHS zones, a Fuel Modification Plan will be prepared for approval by the Fire Department. The project will be designed in compliance with the VHFHSZ requirements of the Los Angeles County Fire Department. In addition, the project will be subject to County Building and Safety and Fire Code Requirements for Fire Zone 4-designated areas.* |
| b. | ☐ | ☒ | ☐ | Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade?<br>*Access to the site would be provided from Whites Canyon Road via two driveways. Driveway accesses would be constructed in accordance with County code and standards set forth by the Los Angeles County Fire Department (LACoFD) regarding design and access (i.e., turning radii, internal road widths, and clearance to sky heights).* |
| c. | ☐ | ☒ | ☐ | Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?<br>*The project involves the construction of a fire station. No residential units are proposed.* |
| d. | ☐ | ☒ | ☐ | Is the project site located in an area having inadequate water and pressure to meet fire flow standards?<br>*The project would adhere to all applicable State of California and County of Los Angeles fire and building codes, including those regarding fire flow, fire hydrant spacing, water-storage, building materials, and fire suppression devices.* |
| e. | ☐ | ☒ | ☐ | Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?<br>*The project site is located within a developing suburban community and it is immediately surrounded by residential and open space uses. No potentially dangerous fire hazard conditions or uses, such as refineries, flammables, or explosives manufacturing occurs within close proximity to the project site.* |
| f. | ☐ | ☒ | ☐ | Does the proposed use constitute a potentially dangerous fire hazard?<br>*Development of a fire station is by nature a benefit to reducing potentially dangerous fire hazards in a service area. The proposed fire station would not constitute a potentially dangerous fire hazard.* |
| g. | ☐ | ☒ | ☐ | Other factors?<br>*Emergency access would be maintained during construction of the project.* |

### STANDARD CODE REQUIREMENTS

☒ Water Ordinance No. 7834 ☒ Fire Ordinance No. 2947 ☒ Fire Prevention Guide No.46

☒ Fuel Modification/Landscape Plan

☐ **MITIGATION MEASURES /** ☐ **OTHER CONSIDERATIONS**

☐ Project Design ☐ Compatible Use

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**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

## HAZARDS – 4. Noise

**SETTING/IMPACTS**

| | Yes | No | Maybe | |
|---|---|---|---|---|
| a. | ☐ | ☒ | ☐ | Is the project site located near a high noise source (airports, railroads, freeways, industry)?<br>*The project site is located within the context of the developing Shapell master-planned community (Tract 46018). A previously graded 13.04-acre lot zoned for residential uses occurs to the immediate north, natural hillside associated with Plum Canyon exists to the east, a small graded lot and Plum Canyon occur to the south, and a residential community associated with the Shapell development is located to the west. Access to the site is provided by two proposed driveways on the east side of Whites Canyon Road, south of Heller Circle. The project site itself is graded and vacant. The project site is not located near a high noise source (airports, railroads, freeways, industry).* |
| b. | ☐ | ☒ | ☐ | Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?<br>*No sensitive uses (i.e., school, hospital, senior citizen facility) are proposed as part of the project and no sensitive uses are in close proximity to the site. The closest sensitive uses are residential uses located approximately 200 feet to the west of the western project boundary.* |
| c. | ☐ | ☒ | ☐ | Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?<br>*Noise generated equipment associated with the typical operation of the fire station would include building HVAC equipment (i.e., outdoor condenser fans), external public address system, and an emergency power generator (maximum power of 200 KW). The nearest residential community is located west of the proposed project site with the nearest residences located on Maitland Lane. The residences are approximately 5 to 40 feet lower in grade elevation with respect to the proposed fire station pad elevation. In addition, there is an existing six-foot high solid wall along the west side of Whites Canyon Road (along the sidewalk), which would provide some noise shielding of the fire station equipment to the residences. The estimated noise levels from stationary equipment associated with typical operation activities at the fire station are as follows:*<br>• *Building HVAC Equipment – It is anticipated that roof-mounted equipment would be used, and it would be shielded from the public view. A typical outdoor condenser fan (air conditioning equipment) generates a noise level of approximately 75 dBA at 10 feet. The nearest residential community is about 300 feet away from the location of the HVAC equipment. It is estimated that the HVAC equipment noise level at the nearest residential community would be 40 dBA, which is less than the County's limit of 45 dBA (nighttime hours).*<br>• *Public Address System – The station will have an outdoor public address (PA) system that would only be used during the daytime hours, between 0800 to 1700, to broadcast emergency calls. The estimated maximum* |

*noise level at the nearest residence due to operation of the PA system would be less than the County's limit of 70 dBA (maximum noise level). Furthermore, the use of the PA system for emergency basis is exempt from the County's Exterior Noise Standard.*

- *Generator – The fire station emergency electrical power generator will only be used during power outages; however, the generator equipment will typically be tested for 30 minutes each week, during daytime hours, to ensure the operational readiness of the generator. The generator technical specification specifies a noise level of 82 dBA at 10 feet distance*[1]*. Per current design layout, the generator would be housed within an enclosed structure located at the back (east side) of the proposed Fire Station building, which would provide shielding to the residential community west of the project site. The estimated generator noise level at the nearest residential uses would be 45 dBA, which is below the allowable 50 dBA County noise criteria for the residential uses during daytime hours. No scheduled test for the Generator is expected at nighttime. Therefore, the emergency generator noise level will not pose any significant noise impact.*

*Noise generated from project-related traffic trips, which would be minimal compared to the existing traffic on local streets near the fire station, would cause a noise increase of less than one dBA in the vicinity of the project site. This increase to the current noise environment in the vicinity of the project site would be nominal and therefore, potential noise impact due to project-related traffic is considered to be less than significant.*

*As described above, operation of the proposed fire station would not result in significant noise impact to the existing residential community to the west. However, the following mitigation measures/design features are recommended for the future residential uses to the north of the proposed Fire Station:*

- *Generator – Use noise control devices or design features, such as residential grade muffler, sound enclosure, locate the equipment away from the residential uses, or use of noise barrier wall, to comply with County's Exterior Noise Standard.*

- *Building HVAC System – Design of the building HVAC system shall comply with the County's Exterior Noise Standard at the residential property line. Noise control devices or design features, such as use of sound attenuators and acoustics louvers, or screen wall, to comply with the County's noise limit.*

*Based on the above discussion, potential noise associated with typical daily operation*

[1] *Fire Station #128 Project Fact Sheet, October 2006*

*activities at the fire station would be less than significant. Please see Appendix A, Noise Impact Analysis Report prepared by PCR Services Corporation, January 2007, available at the Valencia and Canyon Country Libraries for reference.*

*Note: Though the use of the PA system for emergencies is exempt from the County's Exterior Noise Standard, further discussion of noise impacts related to use of the PA system is warranted. The proposed fire station could have a total of four daily emergency responses, which would require the use of a siren. The primary purpose of the siren is to generate a sound level that is louder than the ambient noise to effectively alert others of an approaching fire engine, in particular drivers in cars with windows closed. The use of sirens in connection with emergency responses would generate a high level of sound along the response routes; however, siren noise would be only occasional and short-lived. It is estimated that the fire station would respond to an average of four emergency fire and life safety calls per day. Siren use would be at the discretion of the emergency vehicle operator except at controlled intersections where use of the siren is mandatory. In addition, due to the proximity of the proposed fire station to its service area, the siren noise generated from emergency responses for calls within the station's primary response jurisdiction will have less of an overall impact to the community in comparison to the current fire station (Fire Station 107) that is currently providing fire and life safety services to the area, as the engines from Fire Station 107 are traveling a greater distance to service this area. Furthermore, the addition of the traffic signal at the fire station's emergency driveway will further limit the need for the fire engine to sound its siren when gaining access onto Whites Canyon Road. Lastly, noise from the fire engine siren is exempt per the County's Exterior Noise Standard, as it is emitted for the purpose of alerting persons to the existence of an emergency. Therefore, while the proposed project might substantially increase noise levels in the project vicinity, because the siren is required to ensure public safety, and the estimated number of occurrences would be minimal and would likely sound for a shorter duration due to the fire station's proximity to its service area, the potential impact would be less than significant. Appendix A, Noise Impact Analysis Report (January 2007) is available for further review at the Valencia and Canyon Country Libraries for reference.*

d. ☐ ☐ ☒ Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?

*Project construction activities would result in a temporary increase in ambient noise levels in the project area at the nearest residential community. Construction noise levels at the nearest residences, 200 feet west of the western project boundary, would reach as high as 65 dBA, which exceeds the County's noise limit of 60 dBA during daytime hours (7:00 am to 8:00 pm). However, implementation of the following noise mitigation measures are recommended to reduce noise impacts from construction activities to a less than significant level.*

1. *Noise generating construction activities shall be restricted to hours between 7:00 a.m. and 7:00 p.m. Monday through Saturday. No noise-generating construction activities shall take place on Sundays and*

*national holidays.*

2. *Noise-generating equipment operated at the project site shall be equipped with effective noise control devises, i.e., mufflers, lagging, and/or motor enclosures. All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated.*

3. *Truck deliveries and haul-offs should only be permitted between the hours of 8:00 A.M. and 6:00 P.M. Monday through Friday, and 9:00 A.M. and 5:00 P.M. on Saturday. Deliveries shall use approved haul routes that are away from noise-sensitive locations, whenever possible.*

e. ☐ ☒ ☐ Other factors?

**STANDARD CODE REQUIREMENTS**

☒ Noise Ordinance No. 11,778 ☒ Building Ordinance No. 2225--Chapter 35

☒ **MITIGATION MEASURES /** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Compatible Use

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No Impact

## RESOURCES – 1. Water Quality

**SETTING/IMPACTS**

| | Yes | No | Maybe | |
|---|---|---|---|---|
| a. | ☐ | ☒ | ☐ | Is the project site located in an area having known water quality problems and proposing the use of individual water wells?<br>*The project site is located within the water service area of the Santa Clarita Water Division (SCWD) of the Castaic Lake Water Agency (CLWA), and the water agency would provide Environmental Protection Agency (EPA)-approved safe drinking water to the project site via a water line located in Whites Canyon Road. No individual water wells are proposed on-site, and no substandard water would service the project.* |
| b. | ☐ | ☒ | ☐ | Will the proposed project require the use of a private sewage disposal system?<br>*Wastewater treatment for the project area is provided by the Sanitation Districts of Los Angeles County. Located southeast of the project site are two wastewater treatment facilities: the Saugus Wastewater Treatment Plant (SWTP) and the Valencia Wastewater Treatment Plant (VWTP). Both facilities are interconnected through a joint powers agreement that created the Santa Clarita Valley Joint Sewerage System (SCVJSS). The SCVJSS would service the project site by providing primary, secondary, and tertiary treatment of the wastewater generated on-site. Existing sewer infrastructure within Whites Canyon Road would serve the project site by way of a lateral connection. Therefore, use of a private sewage disposal system, such as a septic tank, would not be required on-site.* |
| | ☐ | ☐ | ☐ | If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations is the project proposing on-site systems located in close proximity to a drainage course? |
| c. | ☐ | ☒ | ☐ | Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?<br>*The project has been previously graded, and only minor grading remains to prepare the site for building construction. The groundwater table, is estimated at a depth of approximately 100 feet below ground surface (bgs). Therefore, the project would not be expected to affect groundwater. In addition, construction of the project would occur in accordance with the requirements of the NPDES General Construction permit, which requires the preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP) with Best Management Practices (BMPs) designed to ensure that construction activities do no adversely affect downstream water quality. In addition, the project would implement County grading permit regulations that include compliance with erosion control measures, including grading and dust control measures.* |
| d. | ☐ | ☒ | ☐ | Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?<br>*In accordance with NPDES General Permit and County requirements, a Standard Urban Stormwater Mitigation Plan (SUSMP) with BMPs would be prepared for approval by the County and would be implemented throughout the operational life of the project to ensure that operation of the project would not adversely effect the quality of* |

*storm water runoff. Proposed project post-development water quality BMP's would include the installation of fossil filter systems to treat on-site surface water (i.e., from the rear driveway and employee parking areas) prior to entering the storm drain. Likewise, the apparatus bay floor drains would enter a clarifier (i.e. CDS unit) prior to entering the storm drain system. Therefore, the proposed project would not contribute pollutants to the storm water conveyance system and/or downstream receiving water bodies.*

e. ☐ ☐ ☐ Other factors?

**STANDARD CODE REQUIREMENTS**

☐ Industrial Waste Permit
☐ Health Code – Ordinance No.7583, Chapter 5
☐ Plumbing Code – Ordinance No.2269
☒ NPDES Permit CAS614001 Compliance (DPW)

☐ **MITIGATION MEASURES /** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Compatible Use

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **water quality** problems?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

## RESOURCES – 2. Air Quality

**SETTING/IMPACTS**

| | Yes | No | Maybe | |
|---|---|---|---|---|
| a. | ☐ | ☒ | ☐ | Will the proposed project exceed the State's criteria for regional significance generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?<br>*The proposed project does not include the development of any dwelling units. The project would develop approximately 1.34 acres (58,370 square feet) with a fire station and apparatus bay for storage of four vehicles. The fire station would employ 14 staff at full operation. Therefore, the project would not exceed any of the above State criteria for regional significance.* |
| b. | ☐ | ☒ | ☐ | Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?<br>*The project site does not propose any sensitive uses (schools, hospitals, parks) on-site nor is the site located near a freeway or heavy industrial use. The proposed fire station is located within the development boundaries of the Shapell master planned community.* |
| c. | ☐ | ☒ | ☐ | Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance per Screening Tables of the CEQA Air Quality Handbook?<br>*Implementation of the project, including construction and operation activities, would not increase regional and localized emissions such that SCAQMD significance thresholds would be exceeded. Specifically, maximum localized construction emissions for off-site sensitive receptors would not exceed the localized screening thresholds for NOx, PM10, PM2.5 and CO. Please see Appendix B, Air Quality Technical Report prepared by PCR Services Corporation, January 2007, available for review at the Valencia and Canyon Country Libraries.* |
| d. | ☐ | ☒ | ☐ | Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?<br>*The project does not propose any uses which would generate obnoxious odors, dust, and/or hazardous emissions. Likewise, the project site is not located in close proximity to sources that might create obnoxious odors, dust, and/or hazardous emissions.* |
| e. | ☐ | ☒ | ☐ | Would the project conflict with or obstruct implementation of the applicable air quality plan?<br>*The project would be subject to and consistent with the SCAQMD Air Quality Management Plan (AQMP). The AQMP contains a comprehensive list of pollution control strategies directed at reducing emissions and achieving ambient air quality standards. Refer to Appendix B for further discussion.* |
| f. | ☐ | ☒ | ☐ | Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?<br>*The project's air quality impacts would fall below SCAQMD daily significance thresholds for construction and operation. Thus, the project would not contribute to an existing or projected air quality violation. Refer to Appendix B for further discussion.* |

| | | | | |
|---|---|---|---|---|
| g. | ☐ | ☒ | ☐ | Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which exceed quantitative thresholds for ozone precursors)?<br>*The project's impacts would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attaining under federal or state ambient air quality standards. Refer to Appendix B for further discussion.* |
| h. | ☐ | ☐ | ☐ | Other factors? |

**STANDARD CODE REQUIREMENTS**

☐ Health and Safety Code – Section 40506

☐ **MITIGATION MEASURES /** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☒ Air Quality Report

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

## RESOURCES – 3. Biota

**SETTING/IMPACTS**

| | Yes | No | Maybe | |
|---|---|---|---|---|
| a. | ☐ | ☒ | ☐ | Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?<br>*The project site is not located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource area. The closest SEA to the project site is the Santa Clarita River (SEA # 23) located approximately 1.4 miles to the south.* |
| b. | ☐ | ☒ | ☐ | Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?<br>*No natural habitat currently exists on-site as the area was previously graded in accordance with a previously approved grading permit. As a result, no natural habitat areas are present on-site.* |
| c. | ☐ | ☒ | ☐ | Is a major drainage course, as identified on USGS quad sheets by a blue dashed line, located on the project site?<br>*The proposed project is located in Section 8 Townshjp 4 North, Range 15 West of the Mint Canyon United States Geological Survey (USGS) 7.5-minute topographic map. No drainage courses, blue-line or otherwise, occur on-site. The closest natural drainage feature is an unnamed blueline drainage tributary to Santa Clarita River located approximately 0.75 mile east of the site* |
| d. | ☐ | ☒ | ☐ | Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?<br>*The project site is graded and does not support any riparian or other sensitive habitat.* |
| e. | ☐ | ☒ | ☐ | Does the project site contain oak or other unique native trees (specify kinds of trees)?<br>*The project site is graded and no oak trees or other unique native trees occur on-site.* |
| f. | ☐ | ☒ | ☐ | Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?<br>*The project site is graded and lacks any habitat for sensitive and/or special status plant and animal species.* |
| g. | ☐ | ☒ | ☐ | Other factors (e.g., wildlife corridor, adjacent open space linkage)?<br>*The project site is located within a growing suburban environment dominated by residential, commercial, and open space uses. The site is graded and surrounded by graded lots to the north and south and a residential community to the west. Undeveloped open space associated with Plum Canyon is located to the east and southeast of the project site, and it will not be impacted by project development. The project site does not qualify as a wildlife corridor or open space linkage given its graded condition and surrounding development. Thus, it is not expected that wildlife species would traverse through the site. The Santa Clarita River (Significant Ecological Area # 23) is located approximately 1.4 miles south of the* |

*project site. The project site would not have any direct or indirect effects on the functions and values of SEA 23.*

☐ **MITIGATION MEASURES /** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ ERB/SEATAC Review ☐ Oak Tree Permit

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

## RESOURCES – 4. Archaeological/Historical/Paleontological

**SETTING/IMPACTS**

| | Yes | No | Maybe | |
|---|---|---|---|---|
| a. | ☐ | ☒ | ☐ | Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity?<br>*The project site is currently vacant and undeveloped land, previously graded in accordance with prior permits and approvals. Although, no archeological resources are likely to be present on-site, in the unlikely event that a archaeological resource is discovered during minor grading activities, work in the area would cease and deposits would be treated in accordance with Federal, State, and local guidelines including those set forth in California Public Resources Code Section 21083.2. In addition, if it is determined that an archaeological site is a historical resource, the provisions of Section 21084.1 of the Public Resources Code and CEQA Guidelines Section 15064.5 would be implemented. As a result, project activities would not disturb, damage, or degrade potential unique archaeological resources.* |
| b. | ☐ | ☒ | ☐ | Does the project site contain rock formations indicating potential paleontological resources?<br>*The project site has recently been graded in accordance with previous grading permits. Additional grading of the site would be limited to fine grading activities that would only result in soil preparation at the ground surface. Thus, impacts to paleontological resources are not expected. In the unlikely event paleontological resources are discovered during project construction, the resources would be treated in accordance with federal, state and local guidelines, as appropriate. As a result, project activities would not disturb, damage, or degrade potential paleontological resources.* |
| c. | ☐ | ☒ | ☐ | Does the project site contain known historic structures or sites?<br>*A historical resource is defined in Section 15064.5(a)(3) of the CEQA Guidelines as any object, building, structure, site, area, place, record, or manuscript determined to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. Historical resources are further defined as being associated with significant events, important persons, or distinctive characteristics of a type, period or method of construction; representing the work of an important creative individual; or possessing high artistic values. The project site is currently graded and does not contain any historical resources as defined by the CEQA Guidelines. There are no extant buildings, structures, objects, or sites with any historical associations or significance necessary for California Register eligibility. Therefore, no historical resources would be affected by implementation of the proposed project.* |

| | | | | |
|---|---|---|---|---|
| d. | ☐ | ☒ | ☐ | Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?<br>*The project site is graded and vacant and does not contain any historical or archeological resources, as discussed in Item c. above. However, in the unlikely event a unique archaeological resource were discovered during excavation activities, work in the area would cease and deposits would be treated in accordance with Federal, State, and local guidelines including those set forth in California Public Resources Code Section 21083.2.* |
| e. | ☐ | ☒ | ☐ | Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?<br>*The project site has recently been graded. Additional grading for project construction would be limited to fine grading activities on the ground surface and therefore no impacts to paleontological resources would occur. However, as discussed in Item b. above, in the unlikely event paleontological resources are discovered during project construction, the resources would be treated in accordance with federal, state, and local guidelines, as appropriate. Thus, no impacts to a unique paleontological resources would occur as a result of the project.* |
| f. | ☐ | ☐ | ☐ | Other factors? |

☐ **MITIGATION MEASURES /** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Phase 1 Archaeology Report

**CONCLUSION**

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical**, or **paleontological** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

## RESOURCES – 5. Mineral Resources

### SETTING/IMPACTS

| | Yes | No | Maybe | |
|---|---|---|---|---|
| a. | ☐ | ☒ | ☐ | Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? *No mineral resources (i.e., oil, sand, gravel, rock) are known to exist on the project site, and no mineral extraction activities occur on the site. Likewise, the site is not located within a mineral extraction area as classified by the County of Los Angeles.* |
| b. | ☐ | ☒ | ☐ | Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan? *As discussed above, no mineral resources exist on the project site.* |
| c. | ☐ | ☒ | ☐ | Other factors? |

☐ **MITIGATION MEASURES /** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

### CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

## RESOURCES – 6. Agriculture Resources

**SETTING/IMPACTS**

| | Yes | No | Maybe | |
|---|---|---|---|---|
| a. | ☐ | ☒ | ☐ | Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use? *The project site was previously graded in accordance with previous permits and no prior agricultural uses existed on-site. The project site is not mapped as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as administered by the Farmland Mapping and Monitoring Program. Likewise, the project site is not designated for agricultural uses on the Land Use Policy Map of the Santa Clarita Valley Area Plan, of the County of Los Angeles General Plan. Thus, the proposed project would have no impact on agricultural resources.* |
| b. | ☐ | ☒ | ☐ | Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract? *The site is zoned RPD-5000-20U for residential uses. The project site is not enrolled under the Williamson Act.* |
| c. | ☐ | ☒ | ☐ | Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use? *No portion of the project site or surrounding area is or was designated as Farm land, and no aspect of the project would effect lands designated as Farm land.* |
| d. | ☐ | ☒ | ☐ | Other factors? |

☐ **MITIGATION MEASURES /** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

**CONCLUSION**

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

## RESOURCES – 7. Visual Qualities

**SETTING/IMPACTS**

| | Yes | No | Maybe | |
|---|---|---|---|---|
| a. | ☐ | ☒ | ☐ | Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?<br>*There are no designated scenic highways in the immediate project vicinity. The nearest scenic highway to the project site is Interstate -5, located approximately 6.4 miles to the southwest and 435 feet down gradient Views of the site as observed by motorists traveling on I-5 are largely obscured by intervening topography and freeway landscaping or natural vegetation. Furthermore, the project site is not located within a scenic corridor or viewshed.* |
| b. | ☐ | ☒ | ☐ | Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?<br>*The nearest regional trails are associated with the Santa Clara River, approximately 2 miles south and 275 feet down-gradient of the project site. Faint, distance views of the project site may be accessible from portions of these regional trails. However, given the distance to the project site and intervening topography, the project would not impair views of visual resources from the County trails.* |
| c. | ☐ | ☒ | ☐ | Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?<br>*The project site was previously graded in accordance with prior permits. No unique aesthetic features currently exist on-site or were formerly present on the site.* |
| d. | ☐ | ☒ | ☐ | Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?<br>*The general vicinity of the site is characterized by existing or planned development in an urbanizing environment. The project site is surrounded by residential development and graded land associated with the Shapell project, a proposed master planned community. Building design and landscaping for the proposed project would be consistent with the character of the surrounding West Creek project.* |
| e. | ☐ | ☒ | ☐ | Is the project likely to create substantial sun shadow, light or glare problems?<br>*Development of the proposed fire station would entail the construction of one single-story buildings to house staff and equipment. The single-story buildings would be constructed on previously undeveloped land and therefore would result in the introduction of shadow effects. However, since no sensitive uses (receptors) exist in the immediate project vicinity, no negative effects associated with the minor shadow effect would result. The project would also introduce low-level lighting on the site for signage, security, and night visibility. However, given the absence of sensitive receptors surrounding the site, the minor increase* |

*in lighting would not present an adverse environmental effect. Additionally, the project would not include the use of highly reflective materials which would result in substantial glare impacts.*

f. ☐ ☒ ☐ Other factors (e.g., grading or landform alteration)?

*The topography of the site is relatively level as a result of previous grading activities. Minor grading is proposed to further balance the site for development. No unique landforms would be altered as a result of this activity.*

☐ **MITIGATION MEASURES /** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Visual Report ☐ Compatible Use

Visual simulations prepared. Landscape plan to be reviewed prior to issuance of grading permit.

**CONCLUSION**

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **scenic** qualities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

## SERVICES – 1. Traffic/Access

**SETTING/IMPACTS**

| | Yes | No | Maybe | |
|---|---|---|---|---|
| a. | ☐ | ☒ | ☐ | Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (midblock or intersections)?<br>*The proposed project is the construction of a fire station to serve the neighboring communities. The project does not propose the development of any dwelling units, and the project would not be located in an area with known congestion problems.* |
| b. | ☐ | ☒ | ☐ | Will the project result in any hazardous traffic conditions?<br>*The project does not include any design features (i.e., sharp turns, dangerous intersections) or propose any uses (e.g., farming equipment) that would create hazardous traffic conditions. Access to the site would be provided by two driveways along Whites Canyon Road. A traffic signal will be used by the fire station only and will be located at the station's emergency egress for controlled access onto Whites Canyon Road. The site access and circulation would be constructed in accordance with the County Code and standards set forth by the Los Angeles County Fire Department (LACoFD) to ensure that the project would not substantially increase hazards due to a design feature. Thus, impacts would be less than significant in this regard.* |
| c. | ☐ | ☒ | ☐ | Will the project result in parking problems with a subsequent impact on traffic conditions?<br>*The proposed project would provide ample parking for personnel and visitors. The proposed fire station would contain 16 to 22 parking spaces, including one for the handicap and two for visitors. Proposed parking would accommodate the 14 staff members and visitors to the fire station. On-site parking would comply with the parking requirements for fire stations set forth in the Los Angeles County Code.* |
| d. | ☐ | ☒ | ☐ | Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?<br>*Access would be provided by an existing driveway off Whites Canyon Road. A traffic signal is in place for use by the fire station during emergency response only and is located at the station's emergency egress driveway. Driveway access has been constructed in accordance with the County Code and standards set forth by the Los Angeles County Fire Department (LACoFD) regarding design and access (i.e., turning radii, internal road widths, and clearance to sky heights).* |
| e. | ☐ | ☒ | ☐ | Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?<br>*There are no CMP intersections within the project vicinity, and the proposed fire station would not result in significant impacts to any CMP locations. Additionally, the project would not add 150 peak hour trips to a mainline freeway link. Traffic associated with operation of the fire station would be minimal,* |

| | | | | |
|---|---|---|---|---|
| | | | | *considering the limited number of personnel and episodic nature of emergency response.* |
| f. | ☐ | ☒ | ☐ | Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)? *The construction and operation of the proposed fire station would not impact any adopted policies, plans, or programs supporting alternative transportation.* |
| g. | ☐ | ☐ | ☐ | Other factors? |

☐ **MITIGATION MEASURES /** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Traffic Report ☐ Consultation with Traffic & Lighting Division

**CONCLUSION**

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **traffic/access** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

## SERVICES – 2. Sewage Disposal

### SETTING/IMPACTS

| | Yes | No | Maybe | |
|---|---|---|---|---|
| a. | ☐ | ☒ | ☐ | If served by a community sewage system, could the project create capacity problems at the treatment plant?<br>*Sewer service would be provided to the project site from the service area of the County Sanitation Districts of Los Angeles. Given the limited number of personnel on-site (maximum of 14 staff per day), wastewater generated from the site would be cumulatively insignificant. Thus, the proposed project is not anticipated to generate a substantial demand for wastewater infrastructure or to create capacity problems at the treatment plant serving the project site.* |
| b. | ☐ | ☒ | ☐ | Could the project create capacity problems in the sewer lines serving the project site?<br>*The lateral sewer line serving the project site and the local collection network serving the project and surrounding area would have sufficient capacity to convey wastewater from the project site.* |
| c. | ☐ | ☐ | ☐ | Other factors? |

### STANDARD CODE REQUIREMENTS

☐ Sanitary Sewers and Industrial Waste – Ordinance No. 6130

☐ Plumbing Code – Ordinance No. 2269

☐ **MITIGATION MEASURES /** ☐ **OTHER CONSIDERATIONS**

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

## SERVICES – 3. Education

### SETTING/IMPACTS

| | Yes | No | Maybe | |
|---|---|---|---|---|
| a. | ☐ | ☒ | ☐ | Could the project create capacity problems at the district level?<br>*Development of a fire station is not a growth-inducing land use; therefore, the project would not impact school enrollment or capacity within the school district.* |
| b. | ☐ | ☒ | ☐ | Could the project create capacity problems at individual schools that will serve the project site?<br>*The project would not generate a new residential population that would result in an increase in local students in the area. Therefore, the project would not impact school enrollment or capacity at any school in the area.* |
| c. | ☐ | ☒ | ☐ | Could the project create student transportation problems?<br>*The project would not directly generate a new residential population that would result in an increase in local students in the area. Therefore, the project would not have any effect on student transportation in the area.* |
| d. | ☐ | ☒ | ☐ | Could the project create substantial library impacts due to increased population and demand?<br>*The project would not directly generate a new residential population that would result in an increase in local students in the area. Therefore, the project would not have any effect on library resources within the area.* |
| e. | ☐ | ☒ | ☐ | Other factors? |

☐ **MITIGATION MEASURES /** ☐ **OTHER CONSIDERATIONS**

☐ Site Dedication ☒ Government Code Section 65995 ☐ Library Facilities Management Fee

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

## SERVICES – 4. Fire/Sheriff Services

### SETTING/IMPACTS

| | Yes | No | Maybe | |
|---|---|---|---|---|
| a. | ☐ | ☒ | ☐ | Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site? *Since the proposed project is the development of a fire station, it would create staffing and help to increase response times within the service area. Likewise, development of a fire station would not place any additional demands on the sheriff's substation. Additionally, the project would incorporate security features into the design of the project in coordination with the Sheriff's Department.* |
| b. | ☐ | ☒ | ☐ | Are there any special fire or law enforcement problems associated with the project or the general area? *The project is located within a County of Los Angeles Fire Department (LACoFD)-designated Very High Fire Hazard Severity Zone (Fire Zone 4). Therefore, in accordance with the wildfire prevention requirements set forth in the Los Angeles County Fire Code for VHFHS zones, a Fuel Modification Plan would be prepared for approval by the County Fire. Likewise, the project would be subject to County Building and Safety and Fire Code requirements for Fire Zone 4-designated areas.* |
| c. | ☐ | ☐ | ☐ | Other factors? |

☐ **MITIGATION MEASURES /** ☐ **OTHER CONSIDERATIONS**

☐ Fire Mitigation Fee

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

## SERVICES – 5. Utilities/Other Services

**SETTING/IMPACTS**

| | Yes | No | Maybe | |
|---|---|---|---|---|
| a. | ☐ | ☒ | ☐ | Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?<br>*The project site is located within the water service area of the Santa Clarita Water Division (SCWD) of the Castaic Lake Water Agency (CLWA), and potable water would be delivered to the site through an existing water-main in Whites Canyon Road. Adequate water supplies are available to serve both existing water demand in the CLWA service area and the proposed project.* |
| b. | ☐ | ☒ | ☐ | Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?<br>*The project site is located within the water service area of the Santa Clarita Water Division (SCWD) of the Castaic Lake Water Agency (CLWA), and the project is not located in an area known to have inadequate water supply. As indicated above, the CLWA has adequate water to serve the project. The Los Angeles County Fire Department requires sufficient capacity for fire flows of up to 5,000 gallons per minute (gpm) at 20 pounds per square inch (psi) for a duration of up to five hours for commercial uses. The project would comply with County requirements regarding water pressure and fire flow to meet fire fighting needs.* |
| c. | ☐ | ☒ | ☐ | Could the project create problems with providing utility services, such as electricity, gas, or propane?<br>*The Southern California Gas Company (SCGC) and Southern California Edison (SCE), respectively, provide natural gas and electricity to the project area through existing infrastructure within Whites Canyon Road and a number of local roadways. Therefore, provision of these utilities to the project site would not be problematic.* |
| d. | ☐ | ☒ | ☐ | Are there any other known service problem areas (e.g., solid waste)?<br>*The project site is located within the local utility grid and basic utilities would be provided to the site through this infrastructure. The project would not be located in a known service problem area and no service problems would occur as a result of the project.* |
| e. | ☐ | ☒ | ☐ | Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?<br>*Development of Fire Station 128 would increase fire protection in the local vicinity. The project would not result in the provision of new or physically altered governmental facilities.* |

f. ☐ ☐ ☐ Other factors?

**STANDARD CODE REQUIREMENTS**

☒ Plumbing Code – Ordinance No. 2269 ☒ Water Code – Ordinance No. 7834

☐ **MITIGATION MEASURES /** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

## OTHER FACTORS – 1. General

### SETTING/IMPACTS

| | Yes | No | Maybe | |
|---|---|---|---|---|
| a. | ☐ | ☒ | ☐ | Will the project result in an inefficient use of energy resources?<br>*The project would comply with California Code of Regulations, Title 24 energy standards, and as such would not result in inefficient energy use. The project will be LEED certified.* |
| b. | ☐ | ☒ | ☐ | Will the project result in a major change in the patterns, scale, or character of the general area or community?<br>*The project entails the development of a fire station on existing vacant land. The design of the station, including exterior walls, would be integrated into the overall design of the community. As such, the pattern, scale, and character of the fire station would blend with the surrounding community.* |
| c. | ☐ | ☒ | ☐ | Will the project result in a significant reduction in the amount of agricultural land?<br>*The project is currently graded, and it is located in an area that is zoned for residential uses. No present of historical agricultural uses exist on-site.* |
| d. | ☐ | ☐ | ☐ | Other factors? |

### STANDARD CODE REQUIREMENTS

☒ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ **MITIGATION MEASURES /** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Compatible Use

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

## OTHER FACTORS – 2. Environmental Safety

**SETTING/IMPACTS**

| | Yes | No | Maybe | |
|---|---|---|---|---|
| a. | ☐ | ☒ | ☐ | Are any hazardous materials used, transported, produced, handled, or stored on-site? *Construction of the proposed project would involve the use of potentially hazardous materials such as vehicle fuels, oils, paints, and transmission fluids. Operation of the fire station would involve the use of small quantities of potentially hazardous materials typical of those used at fire stations (i.e., oil and gasoline, cleaning solvents, pesticides for landscaping, etc.) would be used and stored on-site. However, all hazardous materials used during construction and operation would be contained, stored, and used in accordance with applicable regulations and handled in accordance with manufacturer's specifications. Therefore, risks associated with the use of these materials would be reduced to less than significant levels.* |
| b. | ☐ | ☒ | ☐ | Are any pressurized tanks to be used or any hazardous wastes stored on-site? *The project would not include the use of any pressurized tanks. Limited amounts of potentially hazardous materials (i.e. ,oil and gasoline, cleaning solvents, pesticides for landscaping, etc.) would be stored on-site during project operation. As stated above, all hazardous materials would be contained, stored, and used in accordance with applicable regulations and would be handled in accordance with manufacturer's specifications to reduce hazardous materials risk.* |
| c. | ☐ | ☒ | ☐ | Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected? *There are no residential units, schools, or hospitals within 500 feet of the site.* |
| d. | ☐ | ☒ | ☐ | Have there been previous uses that indicate residual soil toxicity of the site? *Prior to recent grading activity, the site was vegetated with native hillside. No historical land uses are associated with the site.* |
| e. | ☐ | ☒ | ☐ | Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment? *Limited amounts of potentially hazardous materials (i.e., oil and gasoline, cleaning solvents, pesticides for landscaping, etc.) would be stored on-site during project operation. All hazardous materials would be contained, stored, and used in accordance with applicable regulations and would be handled in accordance with manufacturer's specifications to reduce hazardous materials risk.* |
| f. | ☐ | ☒ | ☐ | Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? *The closest school is Skyblue Mesa Elementary School located approximately 0.75 mile of the project site. There are no existing or proposed schools within one-quarter mile of the project site.* |
| g.. | ☐ | ☒ | ☐ | Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment? |

*The project site is currently a graded lot with no active uses, and prior to grading it was a vegetated hillside. Therefore, no hazardous materials exist on-site, and the site is not included on the Cortese List, which is updated annually by the California Environmental Protection Agency (Cal-EPA) pursuant to Government Code Section 65962.5.*

h. ☐ ☒ ☐ Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?

*The project site is not located within an airport land use plan or within two miles of a public airport. The closest airport is Los Angeles International Airport (LAX) located approximately 80 miles south of the project site.*

i. ☐ ☒ ☐ Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

*Access to the site will be provided from one existing driveway on Whites Canyon Road, south of Heller Circle. All roadway improvements would be constructed in accordance with County Code and standards set forth by LACoFD regarding design and access (i.e., turning radii, internal road widths, and clearance to sky heights).*

j. ☐ ☐ ☐ Other factors?

☐ **MITIGATION MEASURES /** ☐ **OTHER CONSIDERATIONS**

☐ Toxic Clean-up Plan

**CONCLUSION**

Considering the above information, could the project have a significant impact relative to **public safety**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

## OTHER FACTORS – 3. Land Use

**SETTING/IMPACTS**

| | Yes | No | Maybe | |
|---|---|---|---|---|
| a. | ☐ | ☒ | ☐ | Can the project be found to be inconsistent with the plan designation(s) of the subject property?<br>*The project site is located on a lot designated for residential uses in the Santa Clarita Valley Area Plan. The project's proposed fire station would be consistent with the existing land use designation.* |
| b. | ☐ | ☒ | ☐ | Can the project be found to be inconsistent with the zoning designation of the subject property?<br>*The project site is zoned RPD-5000-20U for residential uses. The proposed fire station is consistent with RPD-5000-20U zoned uses.* |
| c. | | | | Can the project be found to be inconsistent with the following applicable land use criteria: |
| . | ☐ | ☒ | ☐ | Hillside Management Criteria? |
| | ☐ | ☒ | ☐ | SEA Conformance Criteria? |
| | ☐ | ☒ | ☐ | Other? |
| d.. | ☐ | ☒ | ☐ | Would the project physically divide an established community?<br>*The project site is surrounded by graded land associated with the Shapell project, a proposed master planned community. The general vicinity of the site is characterized by existing or planned development in an urbanizing environment. Thus, the proposed fire station would not physically divide an established community but rather, would support the surrounding development with its emergency and fire needs.* |
| e. | ☐ | ☐ | ☐ | Other factors? |

☐ **MITIGATION MEASURES /** ☐ **OTHER CONSIDERATIONS**

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

## OTHER FACTORS – 4. Population/Housing/Employment/Recreation

**SETTING/IMPACTS**

| | Yes | No | Maybe | |
|---|---|---|---|---|
| a. | ☐ | ☒ | ☐ | Could the project cumulatively exceed official regional or local population projections?<br>*Development of a fire station would not directly generate a new residential population in the area.* |
| b. | ☐ | ☒ | ☐ | Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?<br>*The fire station would employ fourteen staff at full staffing. Given the incrementally insignificant population of employees, any residential growth in the area resulting from the new employment opportunities on-site would be inconsequential. Furthermore, the infrastructure improvements that are part of the project would support on-site uses and would not include major infrastructure that would induce growth.* |
| c. | ☐ | ☒ | ☐ | Could the project displace existing housing, especially affordable housing?<br>*No existing residential uses are present on the project site.* |
| d. | ☐ | ☒ | ☐ | Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?<br>*The project would not result in a substantial job/housing imbalance. Rather, the project would have a beneficial impact on the area's job/housing balance by providing new employment opportunities within the residential dominated Santa Clarita Valley. Thus, local residents in the area would have increased opportunities to work nearer to their homes, and thus, the project could reduce the VMT in the project vicinity.* |
| e. | ☐ | ☒ | ☐ | Could the project require new or expanded recreational facilities for future residents?<br>*The project would not directly generate a new residential population that would increase the demand for parks and recreational facilities.* |
| f. | ☐ | ☒ | ☐ | Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?<br>*No existing residential uses are present on the project site.* |
| g. | ☐ | ☐ | ☐ | Other factors? |

☐ **MITIGATION MEASURES /** ☐ **OTHER CONSIDERATIONS**

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment,** or **recreational** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

## MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

| | Yes | No | Maybe | |
|---|---|---|---|---|
| a. | ☐ | ☒ | ☐ | Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?<br>*The project site is graded and vacant. No fish or wildlife species, plant or animal community, or endangered plant or animal exists on the project site. Furthermore, no important historical resources exist on the site.* |
| b. | ☐ | ☐ | ☒ | Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.<br>*Cumulative impacts are concluded to be less than significant for those issues for which it has been determined that the proposed project would have less than significant impact or no impact. All environmental issues meet this criterion with exception of noise, which may result in cumulative impacts during construction activities. However, as described in the noise section, mitigation measures will be implemented during construction to reduce these impacts to less than significant. Compliance with applicable federal, state and City regulations would preclude significant cumulative impacts with regard to geotechnical, flood, fire, water quality, air quality, biota, cultural resources, mineral resources, agricultural resources, visual qualities, traffic / access, sewage disposal, education, fire / sheriff, utilities, general, environmental safety, land use, and population / housing / employment / recreation.* |
| c. | ☐ | ☒ | ☐ | Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?<br>*As explained in item b. above, there are no environmental effects of the project that would cause substantial adverse effects on human beings, either directly or indirectly.* |

## CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No Impact

# Mitigation Monitoring Reporting Program

| Timing | Significance Determination | Mitigation Measures | Level of Significance after Mitigation | Responsible Agency |
|---|---|---|---|---|
| **Hazards - Noise** | | | | |
| During Project Operation | Less Than Significant with Project Mitigation. | **Measure H-N-1:** Generator – Use noise control devices or design features, such as residential grade muffler, sound enclosure, locate the equipment away from the residential uses, or use of noise barrier wall, to comply with County's Exterior Noise Standard. | Less than significant. | LA County Planning Department |
| During Project Operation | Less Than Significant with Project Mitigation. | **Measure H-N-2:** Building HVAC System – Design of the building HVAC system shall comply with the County's Exterior Noise Standard at the residential property line. Noise control devices or design features, such as use of sound attenuators and acoustics louvers, or screen wall, to comply with the County's noise limit. | Less than significant. | LA County Planning Department |
| During Project Construction | Less Than Significant with Project Mitigation. | **Measure H-N-3:** Measure H-N-1: Noise generating construction activities shall be restricted to hours between 7:00 a.m. and 7:00 p.m. Monday through Saturday. No noise-generating construction activities shall take place on Sundays and national holidays. | Less than significant. | LA County Planning Department |
| During Project Construction | Less Than Significant with Project Mitigation. | **Measure H-N-4:** Noise-generating equipment operated at the project site shall be equipped with effective noise control devises, i.e., mufflers, lagging, and/or motor enclosures. All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated. | Less than significant. | LA County Planning Department |
| During Project Construction | Less Than Significant with Project Mitigation. | **Measure H-N-5:** Truck deliveries and haul-offs should only be permitted between the hours of 8:00 A.M. and 6:00 P.M. Monday through Friday, and 9:00 A.M. and 5:00 P.M. on Saturday. Deliveries shall use approved haul routes that are away from noise-sensitive locations, whenever possible. | Less than significant. | LA County Planning Department |